

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Testimony indicated that the subject property, known as 4513 Carroll Manor Road, is zoned R.C.5 and was the subject of a previous variance hearing in Case No. 88-47-A in which a variance to permit a setback of 31 feet to the center of the road in lieu of the required 75 feet was granted on July 30, 1987. The Petitioners testified that the addition proposed and permitted in that case turned out not to be feasible and as a result, they revised their plans and now propose constructing an addition in accordance with that shown on Petitioner's Exhibit 1. Testimony indicated that the proposed addition is necessary to provide more habitable space and to replace a deteriorated portion of the original structure, which is over 100 years old. Due to the unique characteristics of the property and the location of the water well, the proposed addition cannot be built without requiring a variance. The Petitioners testified they spoke to their neighbors about their plans and that the neighbors indicated they have no objection.

ORDER RECEIVED FOR FILING

VALIDATION OR SIGNATURE OF CASHIER

1

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 19 1988

*33.75 S. Zehe Orlean
Publisher

S. Zehe

Publisher

NOTICE OF HEARING

The Zoning Commission of the Borough of the Zoning Act and Regulations of Baltimore County, Maryland, will hold a public hearing on the property identified below in Room 105 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland on the following date:

Public Hearing for Zoning Variance
Case Number: 95-043-A
Date: Tuesday, March 14, 1995
Time: 10:00 a.m.
12.7 x W. of Warwick Road
(613 Carroll Manor, Inc.)
11th Election District
6th Councilmanic District
Permanent

At the residence of: Hargh, Sil, at: at
Hearing Date: Thursday,
March 16, 1995 at 10:00 a.m.
Variance to permit a new lot of
15 feet to the property line in the
rear.

In the event that this Petition is granted, the Zoning Commission will be in violation of the zoning ordinance with the thirty (30) day appeal period. The Zoning Commission will be required to prepare a request for a stay of the issuance of said permit during the appeal period. Such request will be in writing and received in the County Office Building on the hearing set above or presented at the hearing.

JOHN B. HAINES,
Zoning Commission
Baltimore County

4/13/95 March 18, 1995

File

Zoning Description

Beginning in the center of Carroll Manor Road 167.20 feet West of Devonfield Road and running thence South 17°53' East, 253.45 feet; thence South 49°55' West, 75 feet; thence North 31°50' West, 338.85 feet to the center of Carroll Manor Road; thence North 89°05' East, 158.29 feet to the point of beginning. Containing 0.728 acres of land.

District: 1174 Date of Posting: 5/25/18
 Posted for: Latimer
 Petitioner: Charles F. H. Webb, Jr., et al.
 Location of property: 1/2 Cornell Meyer Rd., 167th. w/ Parker Field R.R.
1174 Cornell Meyer Rd.
 Location of Sign: Fencing Cornell Meyer Rd., across S. E. 1/4 Sec 4
on property of Petitioner
 Remarks: _____
 Posted by: W. H. Webb, Jr. Date of return: 5/27/18
 Number of Signs: 1

Name, address and phone number of legal owner, contractor or representative to be contacted
 No. 50374
 ALTIMORE COUNTY, MARYLAND
 TYPE OF FINANCE - REVENUE DIVISION
 ISCELLANEOUS CASH RECEIPT
 DATE 3/17/79 ACCOUNT 21-615
 amount \$ 35.00
 RECEIVED FROM JEAN M HAUGH
 FOR FILING FEE FOR VARIANCE ITEM 346
 10:55 at 9 o'clock
 B B 077*****35056 0174
 VALIDATION OR SIGNATURE OF CASHIER
 Commissioner of Baltimore County
 207-11111111

AVAILABLE FOR HEARING (over)
 1/15/52 - NEXT TWO MONTHS
 FILE NO. 83-83
 W.O. # N.T. 1074

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS SHOWN ON THE BELOW DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY FIELD SURVEY AND ARE LOCATED AS SHOWN.

Russell R. Klages
PROFESSIONAL LAND SURVEYOR
RUSSELL R. KLAGES

E12. No. 3685
 CARROLL MANOR ROAD
 N82° 25' E 158.75'

EDGE OF 20.8' ASPHALT ROAD

66's

Hand-drawn sketch of a building layout. A line is labeled "ROLL MANORFD". A building is labeled "To de K." and "Well Location".

Septic
Denw

Field

VICINITY MAP

① BRICK STEPS
② 2 STORY SIDING
③ 1 STORY ADDITION

Scale

1" = 40' PETROLEUM 2

11TH DISTRICT
RCE ZONE

103

THIS SURVEY IS FOR TITLE PURPOSES ONLY; IT IS NOT
INTENDED FOR USE IN THE ESTABLISHMENT OF RIGHTS.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

April 15, 1988

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance

CASE NUMBER: 88-483-A
S/S Carroll Manor Road, 167.2' W of Devonfield Road
(4513 Carroll Manor Road)
11th Election District - 6th Councilmanic District
Petitioner(s): Charles F. Haugh, III, et ux
HEARING SCHEDULED: THURSDAY, JUNE 9, 1988 at 9:00 a.m.

Variance to permit a side setback of 15 feet to the property line in lieu of the required 50 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Charles F. Haugh, III, et ux
File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner Date: May 16, 1988
FROM: P. David Fields, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions #88-480-A, 88-481-A, 88-482-A,
88-483-A, 88-484-A, 88-485-A, 88-492-A, 88-493-A,
88-495-SpA, 88-498-A, 88-499-A, 88-500-A, 88-503-A,
88-504-A, 88-505-A

There are no comprehensive planning factors requiring comments on these petitions.

P. David Fields per [Signature]
P. David Fields, Director
Office of Planning and Zoning

PDF/jat

RECEIVED
MAY 17 1988
ZONING OFFICE

cc: Charles F. Haugh, III, et ux
5/18/88
CPS-008

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Building, Suite 406
Towson, Maryland 21204
494-3554

May 6, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346 and 347.

Very truly yours,

[Signature]
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

RECEIVED
MAY 11 1988
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

April 5, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Charles F. Haugh, III, et ux

Location: S/S Carroll Manor Rd., 167.2' W. of Devonfield Road

Item No.: 346 Zoning Agenda: Meeting of 3/29/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and
Planning Group Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 17, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr & Mrs. Charles F. Haugh, III, D.V.M.
4513 Carroll Manor Road
Baldwin, Maryland 21013

RE: Item No. 346 - Case No. 88-483-A
Petitioner: Charles F. Haugh, III, D.V.M., et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Haugh:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

88-483-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
23rd day of March, 1988.

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER
Petitioner: Charles F. Haugh, III,
Petitioner's D.V.M., et ux
Attorney: [Signature]
Received by: [Signature]
Chairman, Zoning Plans
Advisory Committee